

SJRA's RECENT SUCCESS WITH ALTERNATIVE PROJECT DELIVERY

2012



2013



2014



2015



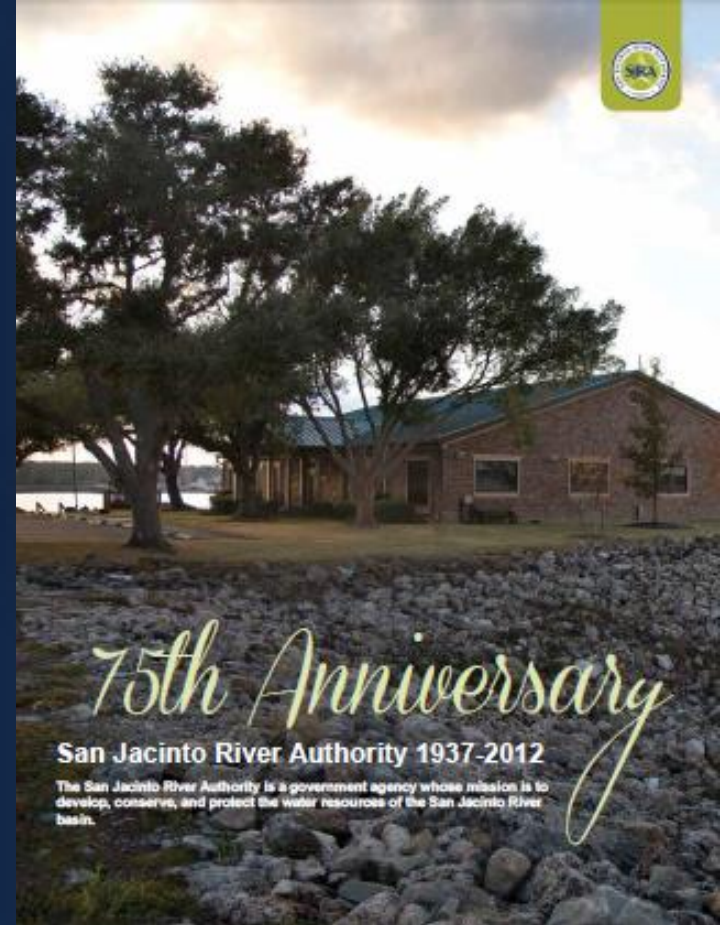
Water for Texas 2017

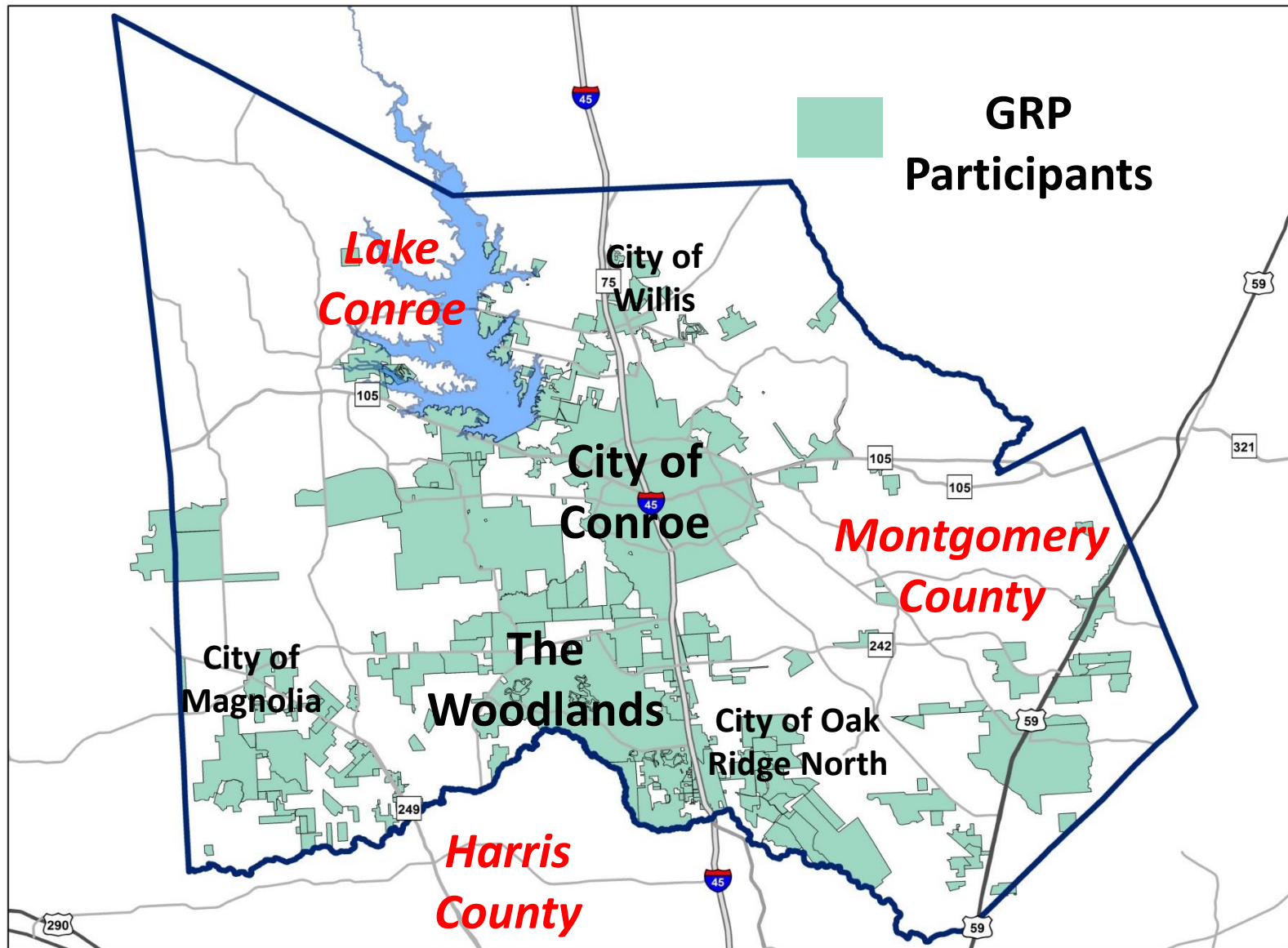
January 23-25, 2017



San Jacinto River Authority

- Created in 1937
- Seven-member board appointed by the Governor
- Long-term water resource planning and development
- Four operating divisions:
 - Highlands
 - Lake Conroe
 - Woodlands
 - GRP





GRP Phase 1 Program

- 30 mgd Surface Water Treatment Plant
- 52-mile water transmission system (60" to 12" dia.)
- Modifications to customer receiving facilities for blending in existing ground storage tanks
- Total cost = \$490,000,000
- Largest civil works project in Montgomery County to date

Why Alternative Project Delivery?

- Before 2010, all SJRA projects utilized the traditional design-bid-build / low bid system
- Surface Water Facility – 10X the size of previous projects
- GRP Program required accelerated schedule
- Experienced project managers determined to complete the program on schedule, under budget, and with no surprises.

Selected Delivery Methods



Construction Manager
at Risk



Competitive Sealed
Proposals

WHY CSP?

Traditional Low Bid

- Contract is awarded to lowest responsible bidder.
- Not necessarily best value based on schedule and final cost.

CSP

- SJRA evaluates proposals according to the criteria listed in the RFP including qualifications, schedule, and price.
- SJRA negotiates contract with highest ranked offeror for best value.

Example of CSP Criteria

Rating Category	Description	Weighting Points
A	Proposed Project Cost	50
B	Experience of Offeror with Similar Projects	5
C	Experience and Qualifications of Proposed Key Personnel	15
D	Experience of Trade (Sub) Contractors on Similar Projects	10
E	Ability to Meet Proposed Budget and Time for Construction	10
F	Approach	5
G	Local Participation	5
H	Financial Management (Stability)	Pass/Fail
Total		100

CSP Results

Transmission System Project Results

Original Contract Amount: \$148,450,575.60

Change Orders: (\$2,051,328.41)

Final Contract Amount: \$146,399,247.19

On time and under budget!



WHY CMAR?

DESIGN-BID-BUILD DELIVERY SYSTEM TIMELINE



2010

2011

2012

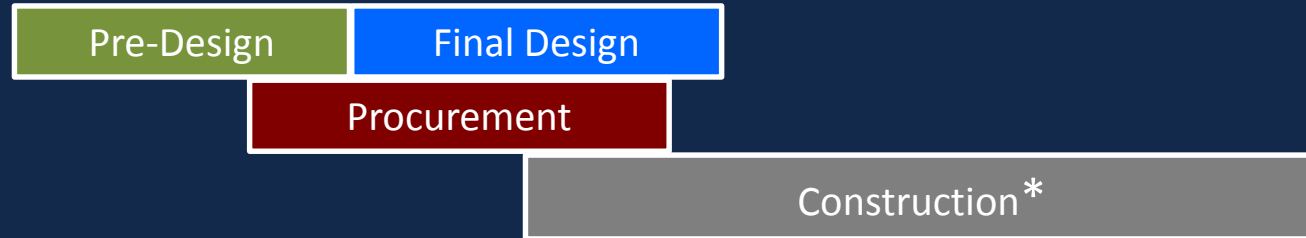
2013

2014

2015

2016

CMAR DELIVERY SYSTEM TIMELINE



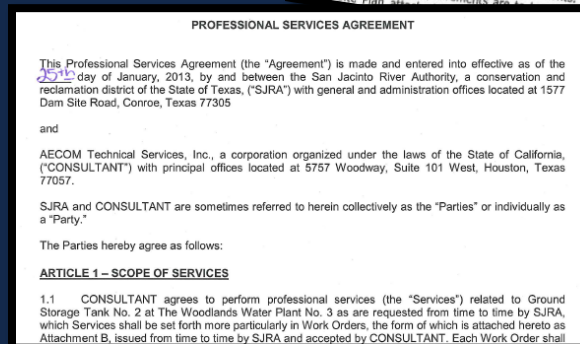
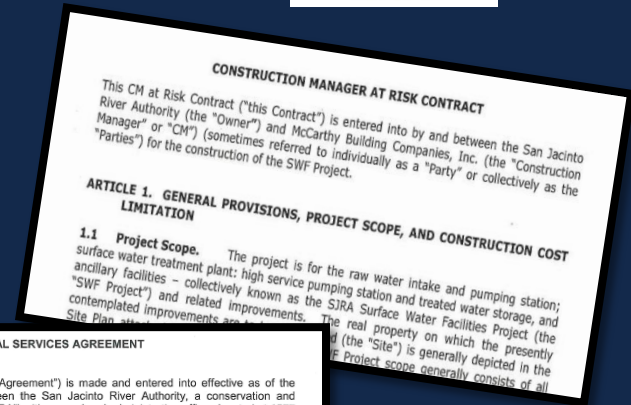
LSGCD
Deadline

*Accelerated Schedule allows Early Conversion Credits from LSGCD

DUE DILIGENCE

2009 to 2010

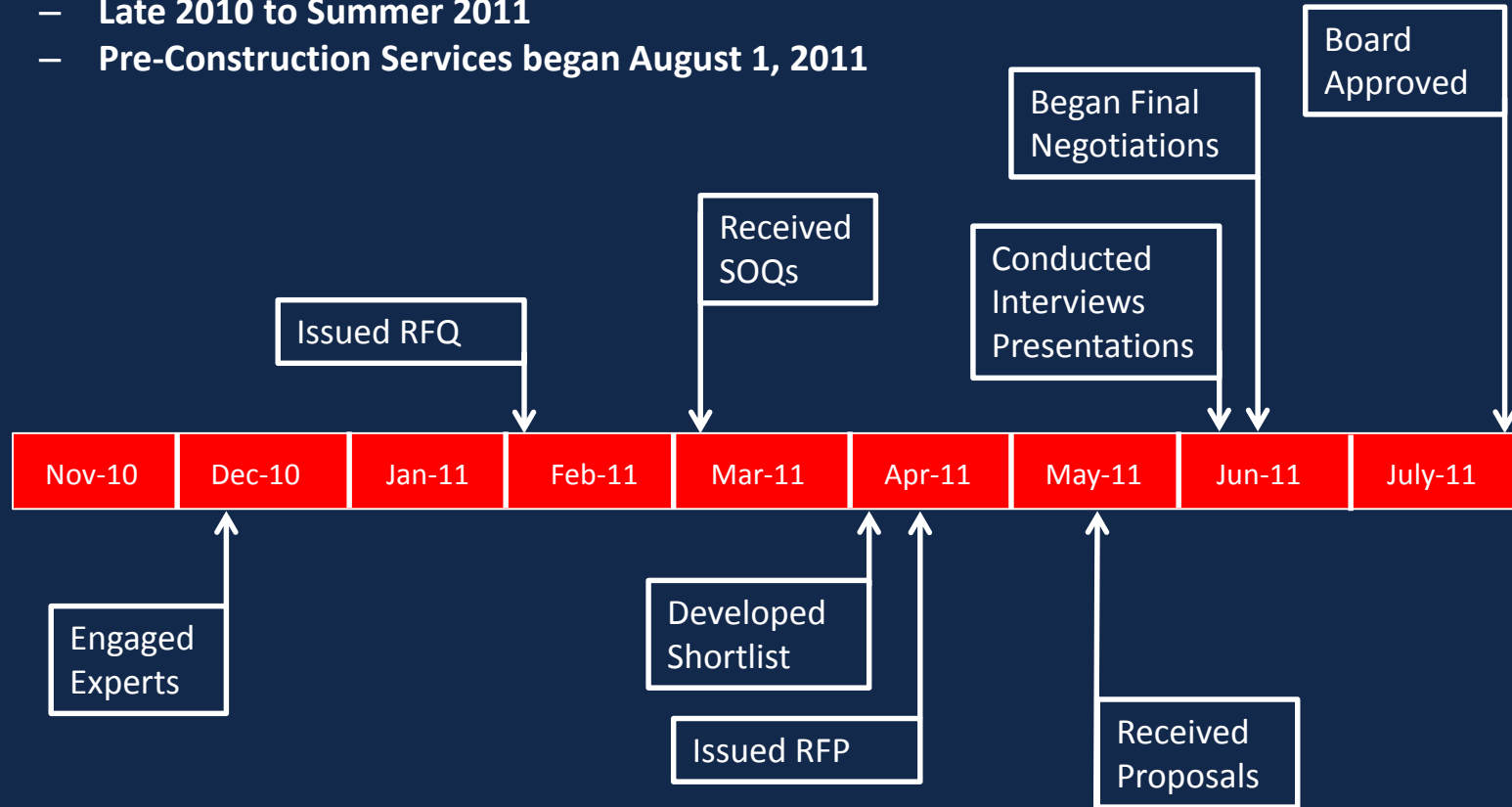
- Researched Alternative Delivery Methods
- Attended Workshops & Seminars
- Conducted City of Sugarland Staff Interviews
- Conducted City of Austin Staff Interviews
- Reviewed Example Documents
 - RFQ
 - RFP
 - Contract Documents
 - General Conditions



CONTRACT DEVELOPMENT

- **Contract Development and CMAR Selection**

- Late 2010 to Summer 2011
- Pre-Construction Services began August 1, 2011



SCHEDULE RESULTS

- Design schedule pushed to early completion
- Budget established early and tracked continuously
- Construction began early - before final design
- Surface Water delivered 104 days early!
 - Substantial Completion September 18, 2015
 - Final Completion September 18, 2016
- 2.7 Billion Gallons of Early Conversion Credits Earned!

QUALITY RESULTS



BUDGET RESULTS

- Design met budget
- Only Owner Directed change orders (0.98%)
- Zero Contractor Claims or Disputes
- Credit back to SJRA at the end of project

FINANCIAL RESULTS

Contracted Amount:	\$190,704,740.00
Change Orders:	\$ 1,871,028.00*
Estimate to Complete:	\$192,575,768.00
Final Invoiced:	\$192,575,354.83
Percent Complete:	100%
Closeout Credit:	(\$413.17)

*Owner Directed Change



FINANCIAL PARTNERSHIP WITH TWDB

